

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Newton Consortium

State: MA

PJ's Total HOME Allocation Received: \$23,293,996

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State: 19				
% of Funds Committed	86.97 %	93.30 %	18	91.92 %	17	18	
% of Funds Disbursed	83.68 %	86.81 %	15	82.65 %	44	43	
Leveraging Ratio for Rental Activities	5.71	7.59	1	4.67	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	92.71 %	92.65 %	11	81.09 %	44	42	
% of Completed CHDO Disbursements to All CHDO Reservations***	87.60 %	72.25 %	2	68.72 %	87	83	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	87.83 %	82.22 %	7	79.93 %	69	63	
% of 0-30% AMI Renters to All Renters***	57.67 %	50.43 %	7	44.94 %	78	73	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.11 %	1	94.87 %	100	100	
Overall Ranking:			In State: 3 / 19		Nationally: 88 88		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$26,727	\$26,417		\$25,717	189 Units	41.70 %	
Homebuyer Unit	\$37,908	\$16,086		\$14,669	247 Units	54.50 %	
Homeowner-Rehab Unit	\$0	\$14,931		\$20,391	0 Units	0.00 %	
TBRA Unit	\$8,048	\$3,629		\$3,201	17 Units	3.80 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Newton Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$147,930	\$18,838	\$0
State:*	\$142,584	\$99,955	\$22,892
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 3.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.17

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	74.1	72.1	0.0	88.2	Single/Non-Elderly:	63.5	42.1	0.0	64.7
Black/African American:	14.8	7.7	0.0	5.9	Elderly:	9.0	1.6	0.0	5.9
Asian:	1.1	6.5	0.0	0.0	Related/Single Parent:	18.5	25.5	0.0	17.6
American Indian/Alaska Native:	0.0	0.4	0.0	0.0	Related/Two Parent:	8.5	25.5	0.0	11.8
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.5	5.3	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.4	0.0	0.0					
Black/African American and White:	0.0	0.4	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	2.6	4.9	0.0	0.0					
ETHNICITY:									
Hispanic	7.4	7.7	0.0	5.9					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	59.3	38.1	0.0	29.4	Section 8:	58.7	4.9 [#]		
2 Persons:	18.0	22.3	0.0	47.1	HOME TBRA:	0.0			
3 Persons:	10.6	18.2	0.0	11.8	Other:	15.9			
4 Persons:	9.0	15.4	0.0	11.8	No Assistance:	25.4			
5 Persons:	1.6	3.2	0.0	0.0					
6 Persons:	0.5	2.0	0.0	0.0					
7 Persons:	0.5	0.8	0.0	0.0					
8 or more Persons:	0.5	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			16	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Newton Consortium

State: MA

Group Rank: 88
(Percentile)

State Rank: 3 / 19 PJs

Overall Rank: 88
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	92.71	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	87.6	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	87.83	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.76	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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